

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

June 15, 2016

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo, Mr. Hall, and Mr. Mangold. Mr. Willard, Board Attorney was also present.

Adoption of Minutes:

June 1, 2016, Regular Meeting

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adopt the Minutes of the Regular Meeting of June 1, 2016 as presented. The voice vote was unanimous.

Adoption of Resolutions:

App.#SP-2-16: Coco Family Trust, 482 Springfield Avenue, Bl. 613, L. 7 (DD-Zone)
Applicant is seeking site plan approval along with certain bulk variances in order to use the existing building and add space to the front of the structure for a hair and beauty salon, retail sales and residential use.

A motion was made by Mr. Einbinder, seconded by Mr. Niceforo, to adopt the above referenced Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo, and Mr. Hall voting in favor. There were none opposed.

App.#M-2-16: Jonell Associates Development, 20 Old Farm Road, Bl. 2801, L. 64
Applicant is requesting a modification to a minor subdivision plan which was approved by the Planning Board at its meeting on December 9, 2015, and memorialized by resolution (App. No. M-1-15) adopted January 6, 2016. The approval was granted to demolish an existing home and detached garage, subdivide the existing lot into two (2) new lots, proposed lots 64.01 and 64.02, and build two new homes. Approval is now being sought to move the two proposed homes forward 15 ft. Relief is needed from Article 6.1, Section 6.1.1B, "Schedule of General Regulations" of the Zoning Ordinance because both proposed lots, 64.01 and 64.02, would now have a front yard setback of 35.5 ft. where 50 ft. is required. In doing so, the previously approved variance for a rear yard setback on Lot 64.02 would be eliminated because the rear yard setback would meet the minimum 40 ft. setback requirement. (R-20 Zone)

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the above Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo and Mr. Hall voting in favor. There were none opposed.

Adjournment:

A motion was made by Mr. Einbinder, seconded by Mr. Niceforo, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:38 p.m.

Connie Valenti, Secretary